

**CHICAGO PLAN COMMISSION**

**121 North LaSalle Street  
10:00 A.M.  
Room 201A  
2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
February 15, 2024**

**DRAFT MINUTES**

PRESENT

Ciere Boatright\*  
Andre Brumfield\*  
Tom Carney\*  
Lissette Castenada\*  
Rosa Escareno\*  
Laura Flores\*  
Sarah Lyons\*  
Pastrick Murphey\*  
Carlos Pineiro\*  
Guacolda Reyes\*  
Byron Sigcho-Lopez\*  
Claudette Soto  
Danielle Tillman\*

ABSENT

Lester Barclay  
Pat Dowell  
Honorable Brandon Johnson, Mayor  
Daniel LaSpata  
Carlos Ramirez-Rosa  
Nicholas Sposato  
Gilbert Villegas

- A. The Chairman called the February 15, 2024, regular hearing of the Chicago Plan Commission to order at 10:02 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with eleven members present (\*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Sarah Lyons, seconded by Ciere Boatright, to approve the Minutes of the January 18, 2024, Regular Hearing of the Chicago Plan Commission, this was approved by a vote of 11-0-0 (Brumfield and Reyes abstained).
- C. Matters submitted to be heard in accordance with the Inter-Agency Planning Referral Act:

A motion by Guacolda Reyes, seconded by Danielle Tillman, to approve the following matters (Items C1, C2 and C3 under the disposition heading and C4 under the negotiated sale heading) pursuant to the Inter-Agency Planning Referral Act, was approved by a voice vote of 12-0-0 vote.

DISPOSITION

- 1. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 8340 South Halsted Street to Griffin Burress Holdings LLC. (24-006-21; 17<sup>th</sup> Ward).

2. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 11707 S Michigan Ave; 11709 S Michigan Ave; 11808 S Michigan Ave; 11810 S Michigan Ave; 11801 S Michigan Ave; 11805 S Michigan Ave; 11819 S Michigan Ave; 11853 S Michigan Ave; 11938 S Michigan Ave; 28 E 119th St; 25 E 119th St; 27 E 119th St; 372 E Kensington Ave; 305 E Kensington Ave ; 339 E Kensington Ave; 341 E Kensington Ave; 355 E Kensington Ave; 357 E Kensington Ave; 371 E Kensington Ave; 373 E Kensington Ave; 15 E 116th St; 147 E 117th St; 11757 S State St; 35 E 118th St; 143 E 118th Pl; 332 E 119th St; 12021 S Indiana Ave; 12002 S Prairie Ave; 12006 S Prairie Ave; 12040 S Michigan; 12042 S Edbrooke; 12050 S Edbrooke; 12052 S Edbrooke; and 12059 S Indiana Ave. to Hope Center Foundation (24-007-21; 9<sup>th</sup> Ward).
3. A resolution recommending a proposed ordinance authorizing the disposition of city owned land, generally located at 3320 East 90<sup>th</sup> Street and 3322 East 90<sup>th</sup> Street through the ChiBlockBuilder Land Sale Program (24-008-21; 10<sup>th</sup> Ward).

**NEGOTIATED SALE**

4. A resolution recommending a proposed ordinance authorizing a negotiated sale, generally located at 642 North Lockwood Avenue to Mrytle Malone (24-009-21; 37<sup>th</sup> Ward).

**D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:**

1. A motion by Carlos Pineiro, seconded by Rosa Escareno, to approve a proposed industrial corridor zoning map amendment submitted by Blue Plate Catering for the subject property (“Property”) generally located at 305 N. Ogden was approved by a vote of 12-0-0. The Applicant requests a rezoning of the subject property from the currently zoned M2-3 (Light Industry District) to DS-5 (Downtown Service District) to allow expanded business uses and to add a roof deck. The property is located in the Kinzie Industrial Corridor. The existing building is a 3-story commercial building with a basement owned by Blue Plate Catering, which operates its catering business in addition to accessory office, retail uses, and low hazard industrial uses. There are 25 existing outdoor parking spaces, which would remain and provide accessory parking. (#22329, 27<sup>th</sup> Ward).
2. A motion by Guacolda Reyes, seconded by Danielle Tillman, to approve a proposed Business Planned Development, submitted by the applicant, Pullman Gateway, LLC, for the property generally located at 11301 - 11363 S. Corliss Avenue, 11336 S. Doty Avenue, and 701 E. 114th Street was approved by a vote of 12-0-0. The applicant is proposing to rezone the site from C2-3 (Motor Vehicle-Related Commercial District), C1-5 (Neighborhood Commercial District), and M3-3 (Heavy Industry District) to C2-3 (Motor Vehicle-Related Commercial District) and then to a Business Planned Development. The applicant proposes to redevelop the property in phases for various commercial uses including a drive-thru restaurant. (#22326, 9<sup>th</sup> Ward).

**E. Chairman’s Update**

1. None

**F. Adjournment**

A motion made by Ciere Boatright, seconded by Sarah Lyons, to adjourn the January 18, 2024 Regular Hearing of the Chicago Plan Commission at 10:58 am the motion was approved by a 12-0-0 vote.